

From: Laurie C. Angel [<mailto:lcangel2012@gmail.com>]

Sent: Monday, December 05, 2016 1:02 PM

To: Council District 8; Council District 6; Council District 1; Council District 9; Council District 7; Council District 5; Council District 2; Council District 4; Council District 3; CityClerk; Rex Richardson

Cc: Shawna Stevens; Jonathan Kraus; Patrick West; Mayor

Subject: Item R-19 on Today's City Council Agenda Regarding 6101-6141 Atlantic - Former Redevelopment Property

Honorable City Councilmembers,

This item is the recommendation of staff to sell these critical vacant properties at 6101-6141 Atlantic at a reduction of 46% from the estimated fair market value of \$1.2M to an existing owner of an adjacent property owner of an 'aged retail center', basically a strip mall, that is stated to be in 'inferior condition.'

As the former chair of the North Long Beach Project Area Committee I am very concerned that staff is proposing to sell this property to a property owner that has proven they will not maintain commercial property and yet the city is willing to sell the property to him at a 46% discount from market value. The property owner's past and current performance as a property owner should be testament enough that this is not a good idea, particularly for the community.

Further, the item also states that 'the disposition of the Subject Property for development (is) consistent with the vision and intent of the North Long Beach Redevelopment Project Area and its guiding documents.' This is not correct.

Please see the attached figure 7.3 Residential Strategies, from the North Long Beach Strategic Guide for Redevelopment which specifically states that this property with 'existing commercial areas on major streets to convert to residential, community areas, and open space.'

The city consistently states it has a need for housing and is forcing housing into poorly located infill locations to meet that need yet is ignoring a strategic plan on one of the most important corridors in North Long Beach expressing stating housing should be in specific locations.

We have land available now for housing, as planned, in a location the community and officials agreed to and adopted at the time. The idea was to concentrate commercial uses at high traffic commercial nodes (Atlantic and South, Atlantic and Artesia, Atlantic and Market) and place housing on long stretches in between to eliminate an issue with too many businesses without distinct neighborhood serving functions that eventually fail and are left vacant. This was the vision we expected and planned for. This is one of many reasons these properties were acquired at the time.

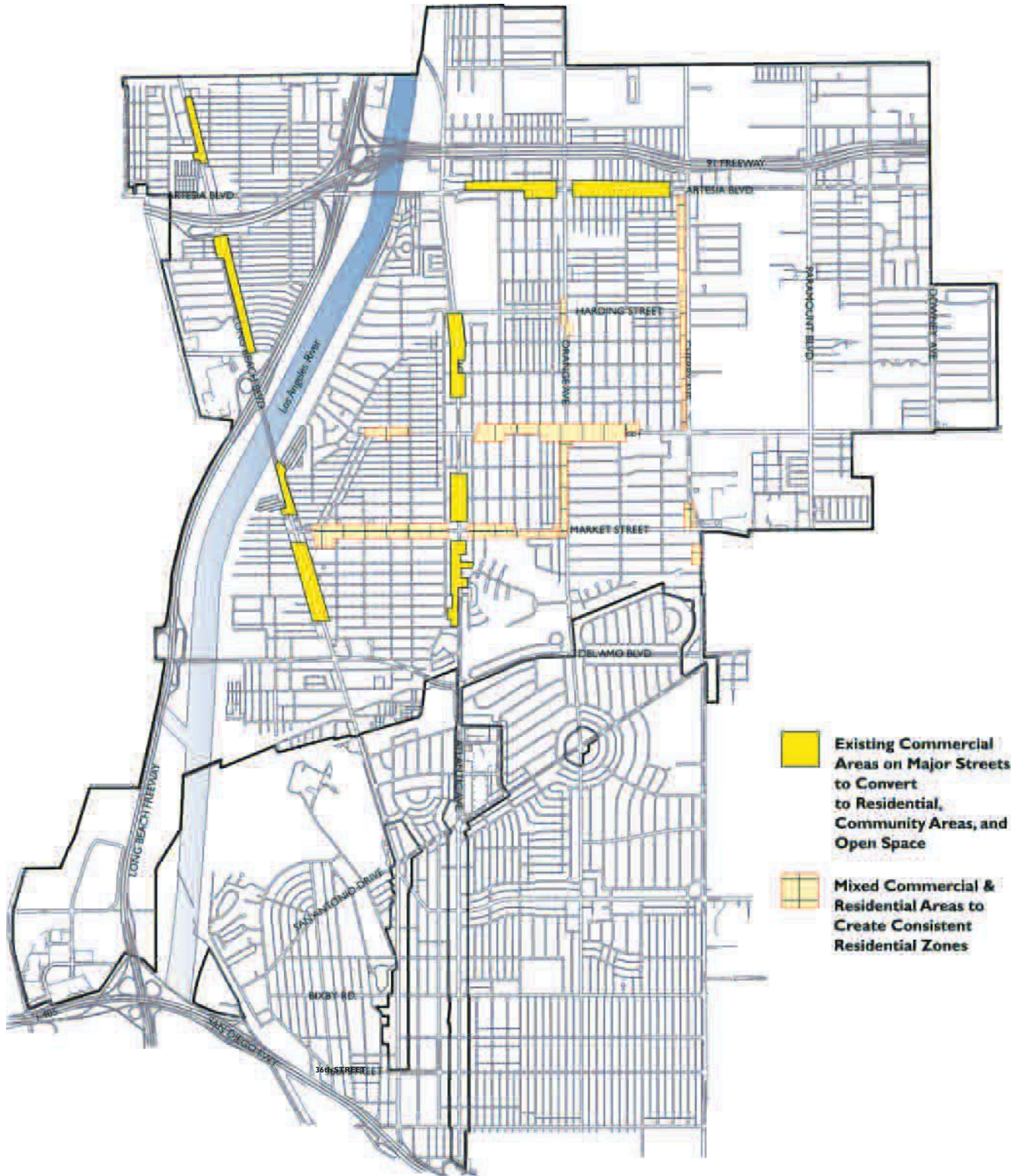
Please deny this request so that this property can be acquired as the North Long Beach Strategic Guide intended and much closer to the intended fair market value to the value

and interest of all parties and constituencies, and provide more needed housing in an area already vetted and deemed to be acceptable to the community at large.

Respectfully,

Laurie C. Angel
former Chair of the North Long Beach
Project Area Committee

Figure 7-3
Residential Uses Strategies



Multi-Family Residential

- Entries to multi-family units should be oriented to the street and provide an open view into a common courtyard or foyer.
- New or replacement multi-family housing should provide the maximum level of open space possible for use and recreation by residents.
- On-site recreation amenities are encouraged.
- On-site property management is strongly encouraged.

Single-Family Residential

- New or infill single-family housing should match the scale and context of the surrounding dwellings.
- Detached garages should be located to the rear of properties and screened from street-view.
- Opaque, chain link, or high fencing of front yards should be prohibited.

Existing Residential Areas

The maintenance and improvement of existing residential areas in North Long Beach is an important goal of the Strategic Guide; to that end several recommendations are made with respect to existing residential neighborhoods. These recommendations are as follows:

Existing Residential Areas Between Artesia Boulevard and Artesia Freeway, and south of Artesia Blvd. / east of Paramount Blvd.

These areas have some of the highest residential densities in North Long Beach. In order to improve these issue-plagued and physically isolated neighborhoods, maintenance and upgrade of existing residential uses is recommended. In keeping with overall recommendations for residential uses in North Long Beach, existing residential uses should be selectively removed and replaced with neighborhood mini-parks/open space in order to decrease densities and to provide recreation use areas.

Existing Multi-Family Residential Units along Andy Street

In order to improve this issue-plagued and physically isolated neighborhood, it is recommended that property owners, working with the City, undergo a series of to-be-determined strategies for the overall improvement of the area. Selective removal of some units could assist in the overall opening-up of the dense development pattern. The creation of a property owner's association and the gating of the community is recommended.

Single-Family Residential Areas

It is recommended that several strategies be implemented in order to maintain and improve existing residential areas in North Long Beach. These include, but are not limited to the following:

- Provision of incentives for expanded home ownership;
- Development of open space and pocket parks, where possible;
- Improvement of existing housing units (painting, materials repair, roofing, etc.) and improvement of properties (debris removal, landscape planting and trimming, etc.);
- Active enforcement of property maintenance and health and safety codes by the City;
- Education of home owners, property owners, and renters regarding methods of maintenance and repair;
- Provision of loans and other financial incentives for property maintenance;
- Establishment of residential associations or neighborhood watch areas (both homeowner and renter), where they do not exist, whose residents would administer and participate in these programs;



- Expanded partnerships with the Police Department and community service providers to promote public safety;
- Addressing community issues in residential neighborhoods through improved and expanded community programs;
- Replacement of economically obsolete and deteriorated dwellings with new housing;
- Infill of vacant and underdeveloped properties with new housing;
- Removal of illegal structures and additional housing units on single-family lots;
- Development of new facilities, such as multi-purpose community facilities, at local parks and schools that serve as a point of neighborhood identity and activity; and,
- Installation of streetscape improvements (street trees, lighting, signage, paving, etc.).



Existing single-family residential neighborhood in North Long Beach

Conversion of Existing Commercial Corridors to Residential

As identified earlier in this document, one of the primary issues facing North Long Beach is the existence of underused, vacant, and often blight-ridden commercial structures along major arterials. This fact, coupled with the high demand for housing in the region, creates an opportunity to provide housing along these corridors through the removal of existing commercial properties and replacing them with residential units.

The strategy of developing residential structures along the existing commercial corridors serves as a corollary for the concentration of commercial development at nodes. The resulting land use pattern is one of consistent residential areas throughout North Long Beach with small areas of concentrated commercial development, as opposed to the existing pattern of linear commercial development along major arterials.

It is not intended that only residential development occur in these areas. It is essential that community uses and open space be provided in these areas as well.

The three major commercial corridors that lend themselves to such conversion are Long Beach Boulevard, Artesia Boulevard, and Atlantic Avenue. Below is an overview of the types of residential units for each of these areas. More detailed descriptions, including recommended residential types and proposed site plans are presented in Section 8, “Target Sites.”

Existing Commercial Frontage on Long Beach Boulevard, north of I-710

It is recommended that existing commercial frontages be removed and replaced with low density residential (e.g. small lot single family homes) consistent with surrounding residential neighborhoods. Parts of Long Beach Boulevard in this area are currently residential; however, parallel frontage roads exist. Where possible, this configuration should be emulated.

Existing Commercial Frontage on Artesia Boulevard

The existing mix of blighted commercial uses, edge-less industrial uses (such as auto repair stores) should be removed and replaced with residential areas. The large width of Artesia Boulevard in this area coupled with relatively deep lots along Artesia allow for more flexibility in terms of types of residential units that can be developed. It is recommended that, where possible, new residential units be “turned around” and oriented to the existing residential areas to the north and south of Artesia. A green buffer would then be provided in between housing units and Artesia Boulevard. Access to residential units from Artesia should be limited.



Existing Commercial Frontage on Atlantic Avenue between Harding and Del Amo.

(Excluding commercial areas at South Street, at Market Street, and the neighborhood shopping center serving Carmelitos)

It is recommended that the existing commercial frontages be removed and replaced with medium density residential, such as townhouses, duplexes or small multi-family structures. South of Market, one objective is to use positive residential development along the arterial to encourage the upgrade of neighborhoods to the west of Atlantic and the upgrade of the neighborhood shopping center on the east side of Atlantic (near Carmelitos). The residents in the proposed residential units north of Market Street would add a neighborhood population base utilizing retail and community facilities at the Village Center.

Existing Commercial Frontages on Long Beach Boulevard, between I-710 and the Union Pacific Railroad (just south of Del Amo Boulevard).

It is recommended that the existing commercial frontages be removed and replaced with single family residential units or duplexes. Density should “ramp-up” closer to the commercial development area near the intersection of Long Beach and Market in order to provide a pedestrian population base serving that proposed commercial node. Housing development should occur in a manner appropriate to existing uses and lot configuration. Areas south of Del Amo to the east-west Union Pacific Railroad tracks should be converted to residential from the existing motel and other commercial uses. The introduction of senior housing may be appropriate for this location. Residential development in this area should be consistent in scale and character to adjacent existing residential neighborhoods.

Existing Minor Arterials to Convert to Consistent Residential Zones

Several minor arterials in North Long Beach are characterized by a pattern of mixed development, including commercial and residential uses. These corridors include South Street, Orange Avenue, Market Street, and Cherry Avenue. It is recommended that blighted commercial structures directly adjacent to residential units be removed or replaced with new, consistent, residential units. New housing development should be low density, should be of a size and scale appropriate for each individual site, and should be consistent with adjacent residential areas. These areas are as follows:

Existing Commercial & Residential Frontage on South Street

It is recommended that small commercial properties be converted to residential, creating consistent zones of residential and community or institutional uses.

Existing Commercial & Residential Frontages on Orange Avenue & Cherry Avenue

It is recommended that small commercial properties be converted to residential, creating consistent zones of residential and community or institutional uses. Areas on the west side of Cherry Avenue should be “turned inward” in order to create buffers from industrial uses on the east side of Cherry.

Existing Commercial & Residential Frontage on Market Street

It is recommended that small commercial properties be converted to residential, creating consistent zones of residential and community or institutional uses. Small senior housing developments are a good option.

